CHAPTER 6

ARCHITECTURAL DESIGN GUIDELINES

These Design Guidelines provide the direction necessary to implement the project's Development Standards, as defined in the Shea/Baker Ranch P. C. Text. Guidelines are provided for single family detached homes, both conventional and non-traditional configurations, multi-family residential, and apartments, which have separate design guidelines from other multi-family neighborhoods. Non-residential guidelines are included to direct development of retail or other community buildings.

These Design Guidelines are intended to be flexible and are, therefore, illustrative in nature. As a flexible document, the Guidelines can, over time, accommodate changes in lifestyles, consumer preferences, economic conditions, community desires, and the marketplace. Design Guidelines that utilize the term "shall" are to be applied as the preferred implementation mechanism. Guidelines that use the word "should" are discretionary and alternative measures may be considered if those measures meet or exceed the intent of the Guidelines.

The landscape and architectural guidelines complement each other. Together they form a distinctive master plan offering a high quality, sustainable environment, and a sense of identity.

RESIDENTIAL GUIDELINES

Typical Street Scene Example

6.1 Architectural Principles

In order to promote quality development in Shea/Baker Ranch, the following principles will guide the architecture to ensure quality development:

- Provide a varied and interesting street scene.
- Focus the front elevation on the home, not the garage.
- Provide detail on rear elevations where visible from open space and the major streets.
- Design detached homes that are simple in form.
- Choose appropriate massing and roof forms to define the architecture styles balanced with the simple house concept for detached homes.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

6.2 Site Planning

6.2.1 Conventional Detached Lots

The following site planning design techniques allow neighborhoods to meet the design guidelines.

6.2.1.1 Floor Plan, Elevation and Neighborhood Plotting

Great neighborhoods are filled with diversity and variety of architecture while still creating compatibility and harmony in the neighborhoods. In choosing floor plans, styles, and color palette, the following criteria apply for each site plan application. These criteria are intended to apply to each individual site plan to determine internal consistency. They are not intended to be used to compare one site plan to another.

Neighborhood Plotting

Floor Plan Plotting

Each single-family neighborhood shall provide:

- Two (2) floor plans not including reversed plans;
- Three (3) elevations for each floor plan using an individual style. Chosen elevation styles may be repeated on each floor plan, but additional styles are encouraged. If only three (3) styles are selected, elevations shall be significantly different in appearance; and
- Three (3) different color schemes for each floor plan or elevation.

Style Plotting

To ensure that architectural variety occurs, no more than two (2) of the same floor plan/elevations shall be plotted next to each other or directly across the street from one another. The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same elevation is not permitted on the lot most directly across from it and the one (1) lot on either side of it.
- Identical floor plans may be plotted on adjacent lots or across the street from each other, provided a different elevation style is selected for each of the floor plans.

Color Criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another.

- A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan or elevation) on the lot most directly across from it and on the single lot to each side of it.

6.2.1.2 Corner Plotting

Special consideration should be given to key corner lots that are located at neighborhood entries and have high degree of visibility. Two of the following design solutions shall be provided:

- Add five (5) feet in width to the required street side yard setback, or
- Provide appropriate landscape buffer.
- Architectural elements such as pop-outs, broken wall planes or single story elements may be added.

6.2.1.3 Detached Accessory Structures

Accessory structures should conform to the design standards of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.

6.2.1.4 Single-family Waste Management

Space shall be provided in the interior portion of the garage, or in the adjacent side yard to handle up to three (3) recycling/waste containers (30-inch by 30-inch each). Space shall be identified on plans.

6.2.1.5 Utility & Mechanical Equipment

All utility and mechanical equipment may be located in the side and rear yards, and shall comply with the requirements of the City's Noise Ordinance. Noise sensitive rooms (such as bedrooms and living rooms) located adjacent to the following roadways shall be equipped with air conditioning:

- Alton Parkway, Planning Areas A (North and South), F, H, I, K and L
- Bake Parkway, Planning Areas C, D, and F;

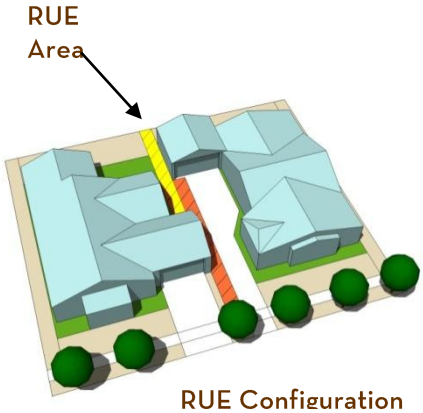
- Rancho Parkway, Planning Areas A (North and South), B, and I
- Commercentre Drive, Planning Area F.

6.2.2 Small Lot Detached, such as Z Lots and Clustered Lots

A number of other single family housing types are allowed at Shea/Baker Ranch including: Z lots, Motor Court clusters, homes with garages serviced by an alley, and Green Court clusters. Whenever possible, entries should face the street or common area.

- **Z Lots**

  Z lots and/or reciprocal use easement (RUE) configurations are allowed. The Z lots allow neighboring lots to utilize adjacent property's setback for a more efficient use of the land. Typically, this type of lot allows more flexibility in garage placement.



RUE Configuration

- **Motor Courts**

  Motor courts consist of homes clustered together and oriented toward a motor court. Both pedestrian and garage access is taken from either the motor court or the public street. The Motor Court cluster orients detached homes with garages to reduce the presence of garage doors along the public street.

Motor Court Example

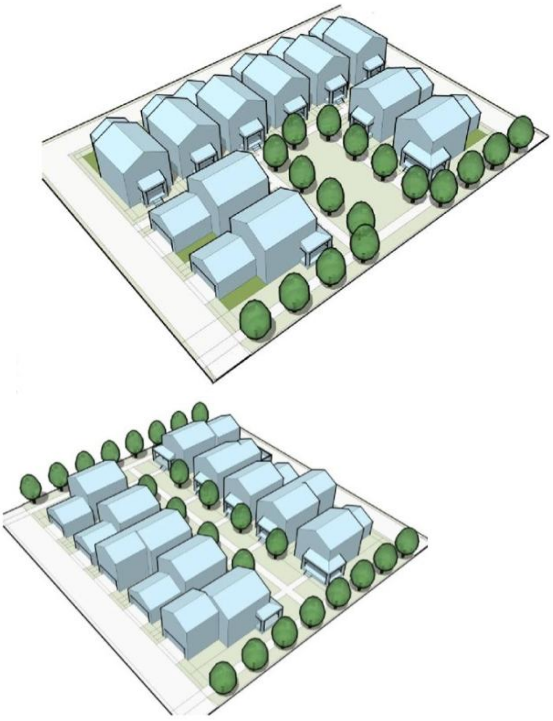
Motor Court Building Configuration, Perspective View

Alley Products

Alley products consist of homes with garages that are served by an alley rather than a traditional driveway accessed via a neighborhood street. The primary entry to the home is located from a public or private street rather than the alley.

Green Court Clusters

Green courts consist of four or more detached homes arranged around a common courtyard or linear court. Pedestrian access to the homes occurs along the edges of the courts or the public street. Garages are accessed from a shared alley. The Green Court clusters activate the public street scene with additional open space and reduce the presence of garages along the public street.



Green Court Examples

6.2.2.1 Floor Plan, Elevation and Neighborhood Plotting

For single family cluster homes, the number of elevations may be reduced for each neighborhood when the cluster is viewed as individual building grouping.

- Provide one (1) or more styles per cluster.
- Provided at least three (3) different, yet compatible color schemes for the neighborhood.

6.2.2.2 Cluster Massing

To ensure that the massing does not become too "boxed-out," building ends and blank wall planes should be oriented away from public views and single story elements are encouraged along edges.

6.2.3 Multi-family Homes

The following site planning design techniques allow neighborhoods to meet the design guidelines.

6.2.3.1 Multi-family Massing Concepts

By the very nature of the building types, multi-family neighborhoods are much like small villages, or neighborhoods in and of themselves. Each multi-family neighborhood should be designed for compatibility within itself, using a blend of compatible architectural styles and a distinctive palette of colors and materials.

Multi-family plotting shall:

- Provide varied building front setbacks along the street or articulate each building.
- Provide pedestrian access and connections to public sidewalks, paseos, and open space systems.
- Provide two (2) elevations per building type; however the elevations may be the same style.
- Provided at least three (3) different, yet compatible color schemes for each neighborhood.

Articulated Building Example

Building Articulation

6.2.3.2 Multi-family Massing Concepts

Multi-family buildings should be an interlocking grouping of homes rather than line of buildings in a row (unless they are row homes or apartments). This can be achieved through the following:

- Minimize blank, singular planes oriented toward public views.
- Provide some architectural elements on all sides of building.

6.2.3.3 Multi-family Trash Enclosures

If curbside pick-up is not available, the design and placement of trash enclosures, utilities, and service areas must be carefully designed as follows:

- Provide adequate number of enclosures to accommodate the volume and types of refuse and recycling containers required by the disposal company. Recycling containers shall be a minimum of 50% of the area provided for the trash enclosures(s).
- Locate enclosures in a convenient area for the majority of residents.
- Keep enclosures from the edges of the community.
- Construct trash enclosures with masonry walls in a style and wall finish that is consistent with the overall architectural character of the development.
- Equip all trash enclosures with complementary self-closing gates of durable construction, hinged to self-supporting steel posts.

6.3 Edge Conditions

6.3.1 Detached Homes Edge Conditions

Rear elevations adjacent to open spaces and major roadways shall be treated in a manner respectful of their surroundings. Silhouettes and massing of homes along edges require design sensitivity. To minimize the visual impact of repetitious flat planes, similar building silhouettes, and similar ridge heights, different roof plans for each home plan should be designed. Individual roof plans may be simple but, between different plans or elevations, shall exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements. A long row of homes with a single front- or rear-facing gable is prohibited. Along common area lots, common landscape areas can provide screening. Single family lots will utilize walls and fences for screening. The following elements should be considered, and at least one (1) element incorporated, in the design of side and rear elevations along edge conditions:

Detached Homes Edge Condition

- Provide a mix of gable and hip roofs,
- Provide second story pop-outs or setbacks,
- Offset massing or wall planes (on individual plans or between plans),
- Add detail elements similar to the front elevation.
- Utilize roof plane breaks or offset roof planes, eave heights and ridge lines (on individual plans or between plans),
- Consider deep overhangs or patio covers where appropriate to the style to provide additional shade and interior cooling.
- Single story elements are encouraged along edges.

6.3.2 Multi-family Edge Conditions

Rear elevations adjacent to open spaces and major roadways shall be treated in a manner respectful of their surroundings. To minimize the visual impact of repetitious flat planes, similar building silhouettes, and similar ridge heights, massing and roofs should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements. Along a common area lot, common landscape areas can provide screening. Although landscape is the first choice, walls and fences will also provide screening. The following elements should be considered, and at least one (1) element incorporated, in the design of side and rear elevations along edge conditions:

Multi-family Edge Condition Example

- Provide landscape in front of the buildings.
- Provide a mix of gable and hip roofs,
- Provide second story pop-outs or setbacks,
- Offset massing or wall planes (on individual plans or between plans),
- Add detail elements similar to the front elevation.
- Utilize roof plane breaks or offset roof planes, eave heights and ridge lines (on individual plans or between plans),
- Consider deep overhangs or patio covers where appropriate to the style to provide additional shade and interior cooling.
- Single story elements are encouraged along edges.

6.3.3 Edge Conditions Adjacent to the Foothill Transportation Corridor

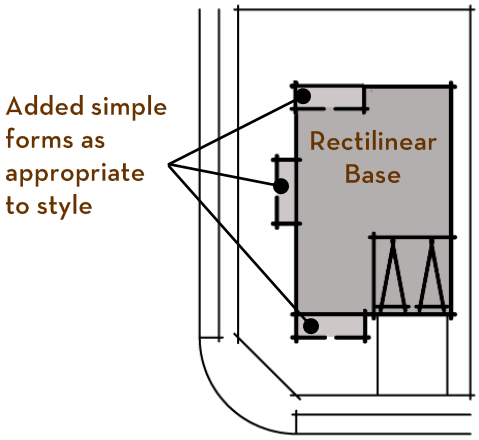
The building design features for homes along the Foothill Transportation Corridor in PA 1A will include windows with Sound Transmission Class (STC)-28 or higher in the ground floor and STC-32 or higher in the floors above the first floor.

6.4 Building Forms

Building form, detail, and placement greatly affects how a structure is perceived. Elements such as light and how light strikes and frames the building is a strong design consideration. Shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

6.4.1 Simple House Concept for Detached Homes

The "Simple House" concept suggests that in order to achieve authenticity while using resources efficiently and in a more sustainable way, a simple design must be considered in the crafting of the basic structure of the house. Straightforward massing and roof forms not only ensure efficient use of construction materials, but lead to the most authentic expression of a style.



- Enhance simple house design with appropriate colors, materials, and details to keep the architectural style credible.
- Use simple rectilinear forms as the basis for the floor plan. Add additional simple forms to expand, add interest, and achieve floor plan objectives.
- Select architectural styles that best fit the massing derived from the floor plan.
- Use style appropriate architectural details to articulate wall planes, create shadow and provide visual interest, e.g., trim surrounds, shaped rafter tails, or wrought iron balconies.

6.4.2 Architectural Projections

Projections create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor space. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (cloth, metal, wood),
- Balconies,
- Eave overhangs,
- Projecting second- or third-story elements,

- Tower elements,
- Window/door surrounds,
- Bay windows or dormers,
- Trellis elements,
- Shed roof elements, and
- Porch elements
- Decorative iron elements

Architectural Projections Example

6.4.3 Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (horizontally or vertically) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
  - Vertically between stories, or
  - Horizontally between spaces such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated elevations should be avoided.

Offset Building Form Example

6.4.4 Front Elevations

Front elevations shall be detailed to achieve variety along the street scene. In addition, each front elevation shall incorporate two (2) or more of the following techniques:

- Provide enhanced style appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves, and/or bump out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that incorporate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.

- Use a minimum of two (2) colors (or building materials) on the front elevation; for example, a Spanish style could be all stucco with a contrasting trim color or include ironwork.
- Incorporate masonry veneers such as brick or stone to add interest.

6.4.5 Lower Height Elements

Lower height elements are important to street scene variety, especially for larger buildings or masses. Articulated massing avoids monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street. Repetitive street scenes are discouraged and lower height elevations should be interspersed through the community, but not necessarily on all plan types. Lower height elements may include but are not limited to:

Lower Height Element Example

- Interior living spaces,
- Porches,
- Entry features,
- Bay windows,
- Courtyards, and
- Pergolas.

6.4.6 Balconies

Balconies can be used to break up large wall planes, offset floors, create visual interest to the facade, add human scale to a building, and provide outdoor living opportunities. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height element. Balconies:

Recessed Balcony Example

- May be covered or open, recessed into, or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).

6.4.7 Roof Considerations

Composition and balance of roof forms are as important to a street scene as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines, and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a street scene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or street scene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.

6.4.8 Multi-family Entries

Entries for multi-family homes should create an initial impact, locate and frame the doorway, act as an interface between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate architectural elements such as roof elements, columns, windows, and the like in the entry statement to emphasize the building character and the location of individual doorways.
- If the front entry location is not immediately obvious due to building configuration, direct and draw the observer to it with added elements such as signs, lighting, and landscape elements.

Entry Example

6.5 Residential Architectural Styles

Shea/Baker Ranch is envisioned as a diverse community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect, historic, regional, and climate-appropriate styles.

Three broad families of styles have been chosen for Shea/Baker Ranch:

- Spanish,
- Mediterranean, and
- California Eclectic.

Shea/Baker Ranch will display a variety of architecture; however, individual neighborhoods may reflect a combination of all three styles families - or may include individual styles from within a particular style family.

Mediterranean Style Family Example

California Eclectic Style Family

Spanish Style Family Example

6.5.1. Spanish Style Family

This style family reflects the traditional heritage of the southern California homes that were influenced by the Spanish Mission and Mexican Rancho eras. Examples of specific styles within this family include Hacienda, Spanish Colonial, Santa Barbara, Monterey, and Spanish Eclectic.

Santa Barbara Style Example

Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in this Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed woodwork, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurred between styles such as adapting Spanish detailing to colonial style form, or colonial materials and details to the Hacienda form.

Monterey Style Example

The mixing of style attributes allows creative interpretation of the traditional styles utilizing details to express an abstracted architectural expression of a recognizable style that incorporates new, modern or alternative forms, details, and materials in the modern context of architecture.

Spanish Detail Elements

Spanish Colonial Style Example

6.5.1.2 Spanish Family Style Elements

- Plan form is typically a courtyard or a two-story box with a strong first story element.
- Roofs are typically shallow to moderately pitched.
- Roof materials can include shingles, flat concrete tile, "S" tile or barrel tile.
- Roof forms are typically a front-to-back gable with moderate overhangs.
- Wall materials typically consist of stucco, brick or siding.
- Shaped corbels and beams typically detail roof overhangs and cantilevers.
- Balconies are typically detailed by simple columns without cap or base trim.
- Porch details include arches or simple columns without cap or base.
- Front entry is typically traditionally pedimented by a surround, porch or portico.
- Windows may include a window head or sill trim and shutters.
- Corbels and posts sometimes incorporate more "rustic" details.
- Arcades are sometimes used.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used

Example of a Spanish Colonial Style

Example of a Monterey Style

Example of a Spanish Eclectic Style

6.5.2 Mediterranean Style Family

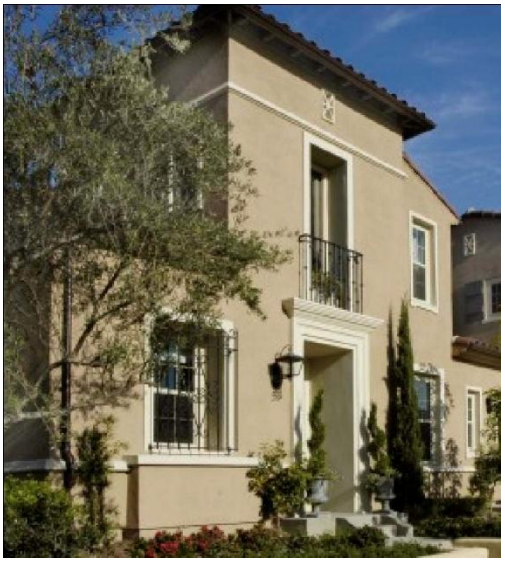
The Mediterranean style is a good example of a transplanted style developed in a climate zone similar to the climate found in California. Specific Mediterranean styles include Tuscan, Italianate, Italian Villa, and Provence. The Mediterranean styles are not strictly European, but rather American stylization of European landmarks and residences that were popular in the late nineteenth century. Primarily stemming from Italian and French influences, these styles are principally based on simpler and informal residential living styles of country settlements or old world villages. Their appeal is in their informal, rustic character expressed in warm colors, textures and materials. Although residential adaptations were less formal, sometimes traditional classical elements are included.

Italian Villa Example

Italianate Style Example

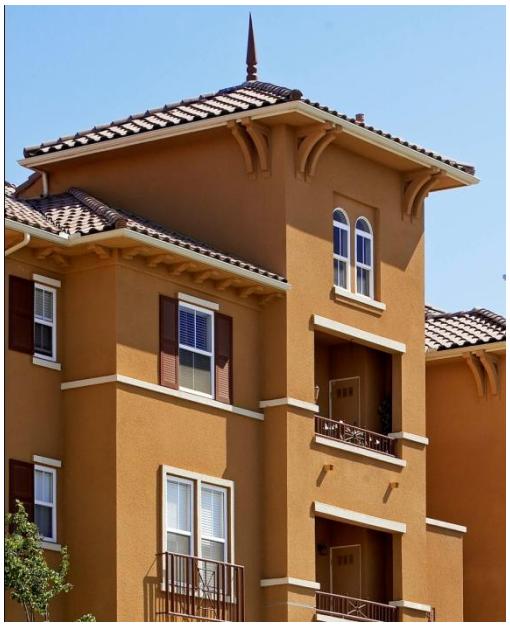
6.5.2.1 Mediterranean Family Style Elements

- Plan form is typically a series of simple boxes.
- Roofs are typically shallower pitched hips or gables and exaggerated overhangs.
- Roof material can include “S” or barrel tile.
- Exposed rafter tails with decorative end cuts or brackets may be used.
- Front entries are typically detailed with a pre-cast trim surround and/or wood head trim.
- Wall materials typically consist of stucco with stone and pre-cast accents.
- An arched element is sometimes used in conjunction with windows or doors.
- Windows are sometimes detailed with projecting head trim of brick, stone or wood and plank shutters.
- A horizontal banding element is sometimes used.
- Details sometimes include wrought iron elements, pre-cast trim elements, a Juliette balcony, arched windows or quoins.



Example of Italianate Style

Example of Tuscan Style



Example of Provence Style

6.5.3 California Eclectic Style Family

This broad family of styles is sometimes characterized as "traditional" architecture. Examples include Craftsman, Bungalow, American Heritage, and Americana. This collection represents traditional American styles found throughout the Country and southern California. The architectural form and elements of these styles descend from the first homes built in the New England colonies in the 17th century. These traditional-influenced styles became part of the early California vernacular as the new state experienced an influx of money and population from the East Coast during the gold rush era of the mid-19th-century. This influx brought East Coast culture, materials and technological advancements to the west. Second stories with overhangs, dormers and gabled roof forms are classic elements of this traditional American style. Wood shutters can also be used as finishing details for an otherwise simple and functional form.

Craftsman Style Example

Re-interpreted with Stucco
(California Materials)

Porch Detail Example

6.5.3.1 California Eclectic Style Family Elements

- Plan form typically simple box or "L" –shaped.
- Roofs are typically of moderate to steeper pitch and exaggerated/boxed eaves.
- Roof materials can include asphalt shingles or flat concrete tiles.
- A curved or round-top accent window is sometimes used on the front elevation.
- Windows are sometimes fully trimmed and may include shutters.
- Decorative or pedimented head and sill trim is typical.
- Porches can be prominent.
- Vertically proportioned windows with divided-lights.
- Wall materials may include stucco, horizontal or shingle siding and stone accents.

Example of Americana Style

Example of Craftsman Style

Example of a Ranch Style

Example of American Heritage Style

6.6 Materials

The choice and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality, and new high-quality manufactured alternative wood materials make use of real wood elements less desirable. Where "wood" is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. In addition, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Similarly, high-density foam or other similar materials can be used for style-appropriate finished pre-cast elements. Material choices are also affected by fire safety for ignition resistant materials some locations.

Material Changes

- Material changes should occur at logical break points.
- Materials applied to any elevation shall turn the corner of the building, ending at a logical termination point related to the roof line, building massing, or fence location.
- Columns, tower elements, and pilasters should be wrapped in their entirety.
- Siding is permitted to terminate at an outside corner where miter boards are used.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the garage plane elevation.
- Siding and veneers can terminate on the side wall past fence and wall return.
- Durable roofing such as laminated shingles and siding materials should be used to reduce the need for replacement.

6.7 Garage Placement & Treatment

In order to create attractive and comfortable street scenes and pedestrian spaces, the living space of the homes within the Shea/Baker Ranch community shall be emphasized. Generally the architecture should be forward and there shall be at least one (1) different garage placement listed below:

- Forward - Project at least 5' from a plane break in front of home (no flat façades).
- Shallow Recess - Recess at least 5' from a plane break (no flat façades).
- Mid-Recessed - Recess at least 10' from front living area.

- Deep Recessed - Recess 18' from front living area.
- Swing-In - Use the same architectural treatment on the street-facing garage walls as the front elevation; include at least one (1) street-facing window; and provide a back-up space of 28 feet.
- Garage Offset - Offset garage doors a minimum of 24 inches.
- Tandem - Tandem garage spaces counted toward required parking may be permitted by a Site Plan that demonstrates a better design solution than would otherwise be achieved.
- Tandem garages not counted toward required parking are permitted.
- Three-car Front Facing –
    - A maximum of two (2), three-car front facing plans are allowed per neighborhood;
    - Lots must be 55 feet or wider measured at the front property line;
    - Offset a single garage door at least two (2) feet from a double door or provide three single garage doors each separated by at least one (1) foot.

6.7.1 Garage Door Treatments

Appropriate treatment of garage doors will further enhance the elevation and decrease the utilitarian appearance of the garage. Various garage door patterns, windows, and/or color schemes should be utilized as appropriate to individual architectural styles.

- Garage doors shall be consistent with the architecture of the dwelling, to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 6 inches from the wall plane.
- All garage doors shall be automatic sectional roll-up doors.

Street Facing Garages

Consider providing additional treatments for street facing garages to vary the garage door appearance along the street scene. Below are some additional options for the door variety:

- Vary garage door pattern, windows, and/or color as appropriate to individual architectural styles.
- Use an attached overhead trellis installed beneath garage roof fascia, and/or above garage door header trim.

Garage Door Examples

- Consider using two (2) single doors instead of a double door.
- Where appropriate on a recessed garage, consider providing a porte cochere, gated element, or overhead trellis.
- Carriage-style garage doors of upgraded design are encouraged.

6.8 Alley Requirements

The use of alleys should be enhanced from purely functional, simple garage-access to a pleasant space that residents experience and utilize on a daily basis. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least two (2) of the following shall be implemented along the alley:

- Stepped massing (recessed or cantilevered) offsets of at least one (1) foot,
- Window trim, colors, and appropriate details from the front elevation,
- Rear privacy walls and pedestrian gates designed and located for ease of unit access,
- Enhanced garage door patterns or finishes that complement the design vocabulary of the home/neighborhood, or
- Planting areas between garages.

Alley Massing Example

Multi-Family Alley Example

6.9 Lighting

Appropriate lighting is essential in creating an inviting evening atmosphere for the Shea/Baker Ranch community. All lighting shall be non-obtrusive.

- All exterior lighting shall be limited to the minimum necessary for safety.
- All exterior lighting shall be shielded to minimize glare and light spill on adjacent properties.
- All exterior entry lights visible from the street shall complement the architectural style.
- In common areas, low voltage lighting should be used whenever possible and be on photocells or times.

6.10 Mail and Delivery Service Boxes

If the U.S. Postal Service requires the use of clustered mailboxes for any residential neighborhood, including apartments, they shall be sited so as to be convenient for residents' use without blocking adjacent driveways and shall be well lighted to provide security. Should delivery service drop boxes be located within the neighborhood, they shall be located adjacent to mailboxes.

NON-RESIDENTIAL GUIDELINES

Neighborhood Retail Example

The purpose of this section is to provide general design guidance for the non-residential uses at Shea/Baker Ranch. The guidelines are intended to:

- Define the character and quality of non-residential uses.
- Promote the human and pedestrian scale to ensure compatibility between non-residential and residential uses.
- Strengthen the pedestrian environment and improve overall community connectivity.
- Minimize potential negative visual impacts from the scale, bulk, and mass inherent in large non-residential buildings.
- Minimize negative impacts to adjoining uses.
- Promote site building and landscape design that are consistent with Shea/Baker Ranch's commitment to sustainability.

6.11 Site Planning

6.11.1 Connectivity

The non-residential planning areas should be designed to allow for the safe and convenient movement of pedestrians, bicycles, and vehicles:

- Provide clearly delineated pedestrian paths from perimeter sidewalks to the buildings' main entrances.
- Locate accessible bicycle parking near the building's main entrance.

6.11.2 Building Placement/Orientation

Special attention should be paid to the impacts of visibility, massing, and the height of the building. The following elements shall be considered during site design:

- Orient buildings to establish positive relationships with the adjacent streets.
- Use building location to frame and enclose interesting outdoor gathering spaces.
- Hide service and loading areas from view of the street where practical.
- Make building entrances clearly visible and easily identifiable as visitors access the site.
- Provide well-defined pedestrian connections from the parking areas to the building entrances.

6.11.3 Site Amenities/People-gathering Places

People-gathering places are encouraged to promote a vibrant and interactive environment for residents, employees, and visitors alike. Common use areas may include (but are not limited to): plazas, outdoor eating areas, building entry forecourts, and courtyards. These places provide opportunities for activities such as outdoor eating, casual meetings, and small group gatherings.

Example of Outdoor Eating Areas

6.11.4 Access and Site Circulation

Driveway access to parcels should provide safe vehicular movement and prevent traffic congestion. In addition to the Citywide Design Guidelines for access, site circulation and parking, the following standards shall be included in the design of parking lots:

- Design driveways and parking areas to provide sufficient vehicular stacking during peak hours.
- Driveway throat depths from the street curb to the first parking stall perpendicular to a driveway or to the first drive aisle intersection shall be as proscribed in the Lake Forest Municipal Code Section 9.168.050 C.

6.11.5 Parking

Sufficient employee and visitor parking shall be provided.

- Provide convenient locations for handicap, carpool, and bicycle parking.

- Screen parking areas from view of public streets by either walls, berms, and/or planting materials.
- Reduce the heat island effect by providing shade canopies and shade trees at a rate of one tree for the width of every five spaces, which may be provided in landscaped fingers, diamonds or other configurations as shown on a project site plan. Trees shall be spread throughout the site to provide for overall shade rather than grouped together.

6.11.6 Utilities, Services and Refuse Collections

Utilities, services, and loading areas should be provided on each non-residential development to service the business and activities conducted on the parcel.

- Locate above ground utility facilities so they are not highly visible from the street or pedestrian routes.
- Screen utility cabinets and pedestals within parking lot landscape islands, or parkways.
- Cluster the utility infrastructure where possible, and screen with landscape materials, berms, walls, and/or other architectural elements.
- Screen all rooftop and communication equipment from abutting roadways by parapet walls or roof structures.
- Where possible, locate service and refuse collection areas oriented away from public view.
- Screen service loading areas and refuse enclosures by a solid wall with materials of appropriate color and texture compatible to the adjoining building.
- Trash enclosures should be completely covered.
- The locations of trash enclosures shall allow convenient access for tenants. Each trash enclosure shall be screened from view with a 6' high wall.
- Trash enclosures shall include an additional enclosed area for collection of recyclable materials, unless the waste management service sorts recyclable materials post-collection. The recycling collection area, if provided, shall be a minimum of 50% of the area provided for the trash enclosure.

6.12 Non-residential Architectural Guidelines

Non-residential areas are to be visually attractive and cohesive with the surrounding residential and natural environment. The successful creation of pedestrian-friendly, non-intrusive development within Shea/Baker Ranch can be achieved by implementing the following:

- Scale buildings appropriately to the location and use of the building.

- Present a unified development character without creating repetitious or redundant forms or design.

6.12.1 Roof Considerations

Roofs should be functional, enhance/complement the overall architectural design of the building, and shield mechanical equipment.

The following design elements should be considered:

- Encourage vertical roof plane breaks, changes in building/ridge height, or other accent roof forms.
- Integrate form and materials with the overall design vocabulary of the development.
- Use fascia and/or cornice elements that are consistent with the primary design.
- Use contiguous parapets, and when used incorporate side/rear elevation returns to eliminate false front/unfinished appearance.

Vertical Roof Plane Break Example

6.12.2 Facade Treatments

Building should have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the street scene.

- Avoid blank walls, especially along the primary pedestrian walkway and street frontages.
- Detail buildings that use only one (1) building material with banding, architectural details, textures, color variation, and/or offset massing.

Facade Treatment Example

- Provide shadow articulation and scale to the building elevation through projections, overhangs, and recesses.
- Unify architectural design for all pedestrian or major roadway elevations.

6.13 Neighborhood Retail Design Criteria

The neighborhood retail space at Shea/Baker Ranch will be pedestrian scale. Accessibility, pedestrian scale, and site/building design are important to the success and suitability of the neighborhood retail center. The neighborhood retail design should consider the following:

- To the extent feasible, design buildings to generally appear as a collection of individual small buildings rather than a single uninterrupted large building including:
  - Forms that appear to be a on a tenant-by-tenant basis, and
  - Varied façade treatments, materials, color palettes, and massing.
- Use designs that are compatible and create an understandable and intuitive development.
- Articulate building/tenant entries.
- Incorporate pedestrian-scale windows, architectural features, and articulated massing.
- Offset wall planes where feasible.
- Vary materials and/or color.
- Promote multiple building heights and parapet/fascia treatments.

6.14 Community Building Design Criteria

Community buildings often act as focal points or landmarks and therefore will be held to a high degree of quality in both design concept and execution. The architectural expression of these buildings must be on of substance that conveys a sense of permanence and importance.

- Use appropriate architectural vocabulary, materials, and colors.
- Where possible, elevate buildings on a single site in a unified design.
- Complement the surrounding neighborhood with the scale and mass of buildings.
- Consider pedestrian-scaled architectural elements and windows.
- Equally consider the design of all elevations.
- Refrain from monolithic building forms.
- Use of two (2) or more materials is encouraged and should complement not complicate or detract from the architecture.
- Use vertical and horizontal offsets where appropriate.